



ORDINANCE NO. 3316

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF FARMERS BRANCH, TEXAS, BY GRANTING A SPECIFIC USE PERMIT FOR INDOOR VEHICLE SALES FOR AN APPROXIMATELY 80,000 SQUARE FOOT BUILDING LOCATED ON LOT 1, BLOCK 2, REPLAT OF LOT 1 AND PART OF LOT 2, BLOCK 2, METROPOLITAN INDUSTRIAL PARK, SECTION FOUR, FIRST INSTALLMENT DEPICTED IN EXHIBIT "A," ATTACHED HERETO, AND COMMONLY KNOWN AS 14335 INWOOD ROAD WHICH PROPERTY IS ZONED AS LIGHT INDUSTRIAL (LI) ZONING DISTRICT; PROVIDING FOR APPROVAL OF A SITE PLAN AND LANDSCAPE PLAN; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING A CONFLICTS RESOLUTION CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2,000.00) DOLLARS; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Planning and Zoning Commission of the City of Farmers Branch and the governing body of the City of Farmers Branch, in compliance with the laws of the State of Texas and the ordinances of the City of Farmers Branch, have given requisite notice by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity; the governing body, in the exercise of its legislative discretion, has concluded that the Comprehensive Zoning Ordinance and Zoning Map should be amended;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, THAT:

SECTION 1. The Comprehensive Zoning Ordinance and zoning map of the City of Farmers Branch, Texas, be, and the same is hereby amended, so as to grant a change in zoning by granting a Specific Use Permit-Interim Use for Indoor Vehicle Sales for an approximately 80,000 square foot building commonly known as 14335 Inwood Road, Farmers Branch, Texas and located on a portion of Lot 1, Block 2, Replat of Lot 1 and Part of Lot 2, Block 2, Metropolitan Industrial Park, Section Four, First Installment, an addition to the City of Farmers Branch, Texas, according to the plat recorded in Volume 79061, Page 417, Plat Records, Dallas County, Texas, said building area being generally depicted on the Site Plan attached hereto as Exhibit "A" and incorporated herein for all purposes ("the Property") and located within a Light Industrial (LI) Zoning District.

SECTION 2. The Property shall conform in operation, location and construction to the development standards specified within the Light Industrial (LI) Zoning District and, if used for

the purpose of using the Property for Indoor Vehicle Sales:

- A. The development of the Property shall conform to the Site Plan attached hereto as Exhibit "A" and Landscape Plan attached hereto as Exhibit "B"; and
- B. The outdoor repair, maintenance, storage, display, or washing of vehicles for sale or lease, and supplies, parts, and equipment, used in such operations is prohibited.

SECTION 3. The Property shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Farmers Branch, as heretofore amended and as amended herein.

SECTION 4. The provisions of this ordinance shall be controlling with respect to the use and development of the Property for the purposes authorized in Sections 1 and 2, above. In the event of any irreconcilable conflict with the provisions of any other ordinances of the City of Farmers Branch, the provisions of this ordinance shall be controlling.

SECTION 5. Should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

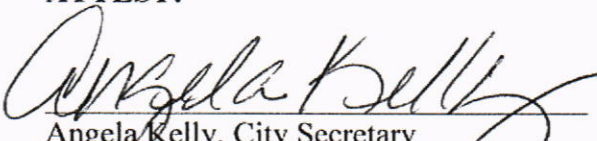
SECTION 6. An offense committed before the effective date of this ordinance is governed by prior law and the provisions of the Comprehensive Zoning Ordinance, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

SECTION 7. Any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

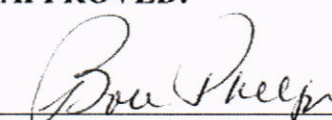
SECTION 8. This Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and charter in such case provide.

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, ON THIS THE 6th DAY OF JANUARY, 2015.

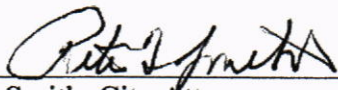
ATTEST:


Angela Kelly, City Secretary

APPROVED:

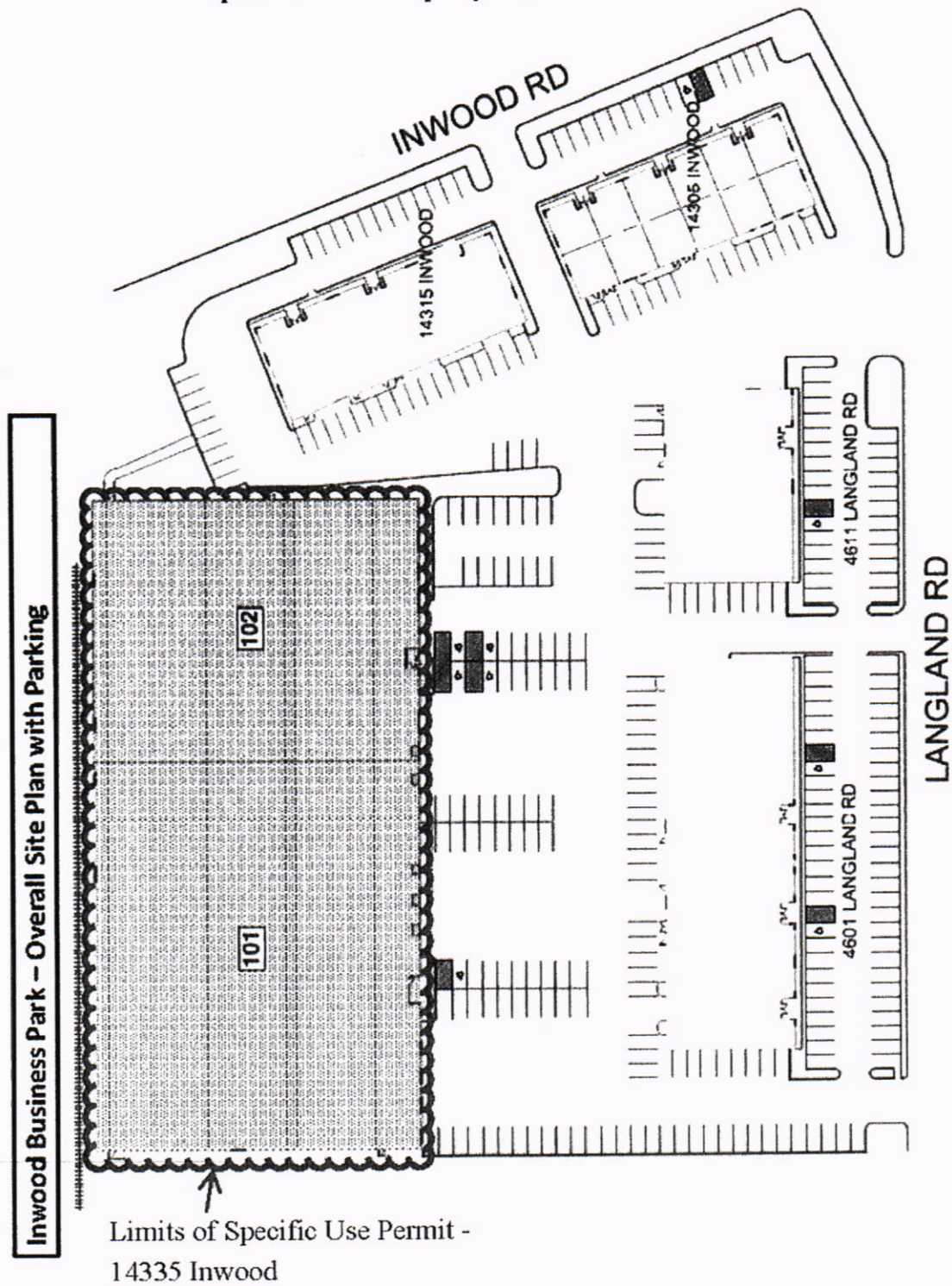

Bob Phelps, Mayor

APPROVED AS TO FORM:

A handwritten signature in black ink, appearing to read "Peter G. Smith", written over a horizontal line.

Peter G. Smith, City Attorney
(kbl:12/22/14:69507)

Ordinance No. 3316
Exhibit "A"
Depiction of the Property Location and Site Plan



Ordinance No. 3316
Exhibit "B"
Landscape Plan

